

DOUGLAS COUNTY, NV

2023-997634

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

06/16/2023 01:46 PM

SIGNATURE TITLE - RENO

SHAWNYNE GARREN, RECORDER

E03

A.P.N.: 1220-11-001-065

RECORDING REQUESTED BY:
Signature Title Company LLC
5365 Reno Corporate Drive Suite 100
Reno, NV 89511

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Kimberly Estee and Mark Estee
1668 Pinenut Road
Gardnerville, NV 89410

Escrow No.: 511173-YC

RPTT 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Kimberly Estee who acquired title as Kimberly Bodenstein and Mark Estee, Wife and
Husband as Joint Tenants with right of survivorship**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell, and Convey to:

**Kimberly Estee and Mark Estee, Wife and Husband as Joint Tenants with right of
survivorship**

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as
follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Dated 6/10/23

Kimberly Estee
Kimberly Estee

[Signature]
Mark Estee

STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on June 10 2023

by KIMBERLY ESTEE AND MARK ESTEE

[Signature] (seal)
Notary Public

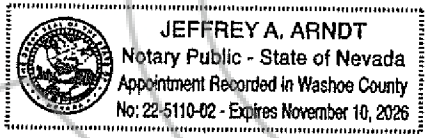


EXHIBIT A"

PARCEL A:

TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.:

SECTION 2: THOSE PORTIONS OF THE EAST HALF OF THE WEST HALF LYING WESTERLY OF THE ALLERMAN CANAL TRAVERSING SAID LANDS AS ESTABLISHED AND EXISTING IN 1978.

EXCEPTING THAT PORTION OF THE EAST HALF OF THE WEST HALF CONVEYED TO HENRY GODECKE AND EDWARD GODECKE, BY THE H.F. DANGBERG LAND AND LIVESTOCK COMPANY, BY DEED RECORDED DECEMBER 28, 1917, BOOK P OF DEEDS, PAGE 476, DOUGLAS COUNTY, NEVADA.

FURTHER EXCEPTING: THAT PORTION OF SAID PREMISES DESCRIBED IN THE DEED TO EDWARD GODECKE, ET UX, RECORDED NOVEMBER 05, 1946, BOOK Y OF DEEDS, PAGE 51, DOUGLAS COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM: THAT PORTION OF SAID PREMISES DESCRIBED IN DEED TO RAYMOND SMITH, TRUSTEE, RECORDED JANUARY 09, 1989, BOOK 189, PAGE 892, DOCUMENT NO. 194050, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

SECTION 11: THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WESTERLY OF THE ALLERMAN CANAL TRAVERSING SAID LANDS AS ESTABLISHED AND EXISTING IN 1978.

EXCEPTING THE PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER CONVEYED TO HENRY GODECKE AND EDWARD GODECKE BY THE H.P. DANGBERG LAND AND LIVESTOCK COMPANY, BY DEED RECORDED DECEMBER 28, 1917, BOOK P OF DEEDS, PAGE 476, DOUGLAS COUNTY, NEVADA.

FURTHER EXCEPTING: THAT PORTION OF SAID PREMISES DESCRIBED IN THE DEED TO EDWARD GODECKE, ET UX, RECORDED NOVEMBER 05, 1946, BOOK T OF DEEDS, PAGE 51, DOUGLAS COUNTY, NEVADA.

FURTHER EXCEPTING THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER CONVEYED TO WAYNE C. MATLEY AND WIFE, BY DEED RECORDED NOVEMBER 15, 1963, BOOK 20, PAGE 557, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL B:

PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MYRON M. RINASZ AND JAMES J. BUTCH PERI, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 27, 2013 IN BOOK 1213, PAGE 4905 AS FILE NO. 836049, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN THE NORTH HALF OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M.;

THENCE SOUTH 64°38'39" WEST A DISTANCE OF 4,115.82 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING,

THENCE SOUTH 00°43'11" WEST A DISTANCE OF 274.49 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE SOUTH 46°16'10" WEST A DISTANCE OF 85.26 FEET TO A NAIL AND TAG STAMPED PLS 3090 ON THE TOP OF A POST;

THENCE NORTH 31°09'09" WEST A DISTANCE OF 310.37 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE NORTH 73°16'34" EAST A DISTANCE OF 235.58 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED

PREVIOUSLY IN THE DEED RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018-919128 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL C:

PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MYRON M. RINAZ AND JAMES J. BUTCH PERI, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 27, 2013 IN BOOK 1213, PAGE 4905 AS FILE NO. 836049, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN THE NORTH HALF OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M.;

THENCE SOUTH 52°44'19" WEST A DISTANCE OF 3,947.77 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH 69°43'00" EAST A DISTANCE OF 132.05 FEET;

THENCE SOUTH 33°00'33" EAST A DISTANCE OF 273.60 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE SOUTH 89°45'56" WEST A DISTANCE OF 235.74 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE NORTH 07°39'59" WEST A DISTANCE OF 278.67 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 2018-919128 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-11-001-065
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Transfer title recognizing true status - name change
WITHOUT CONSIDERATION - Doc 2021-972686

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kimberly Bodenstein Mark Estee
 Address: 1668 Pinenut Road
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KIMBERLY ESTEE
MARK ESTEE
 Address: 1668 Pinenut Road
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: SIGNATURE TITLE COMPANY Escrow # 511173YC
 Address: 5365 RENO CORPORATE DR, #100
 City: RENO State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)